

MANY NEW HOUSES PLANNED THIS YEAR

Present Estimate on Operations, It Is Thought, Will Reach \$5,000,000.

GREATEST ACTIVITY IN HISTORY OF CITY

Neither Builders Nor Dealers Are Alarmed at Heavy Building Program.

Five million dollars' worth of new residences—principally the moderate-priced type—will be on the market in time for the opening of the spring trade, if estimates now being made by builders and operators may be relied upon.

Of this amount, \$3,255,590 worth of property is assured. Operations now under way and about to be commenced make it certain that property of this value will be added to local realty holdings by spring.

It is estimated that the operations now being planned by smaller building firms and individuals will bring the entire value of the new property to be erected to the \$5,000,000 mark.

The property already assured of being constructed means that Washington will experience the heaviest building activity this winter and fall ever known in the history of the Capital.

Wardman's Operations.

Harry Wardman's operations will represent the biggest portion of the \$3,255,590, as they alone will amount to \$2,160,500. Mr. Wardman will construct 150 houses on property adjoining the Mattingly tract, north of Park road, on Fourteenth street, valued at \$500,000; 110 houses in the Osborne tract, south of Saul's Addition, valued at \$750,000, and 110 houses on Georgia avenue, Lamont and Keefer streets, valued at \$410,500.

The second batch of operations, of which there are eight in all, will be for the construction of 150 houses, located in various sections of the city, aggregating \$750,000 in value. Several building firms are represented in these transactions, which are being handled through the real estate firm of Thomas J. Fisher & Co.

The third series of operations is being financed and conducted by the building firm of Kennedy Bros. It is for the construction of sixty-nine houses on Rock Creek Church road, Water street and Georgia avenue, totaling in cost \$435,000. With plans being made for the immediate construction of the property, it is estimated close to 1,000 new moderate priced residences will be on the market by the opening of spring.

Suburban District Popular.

Much unimproved property in the suburban districts is now being bought for building purposes. This is attributed to the fact that owners have come to realize that speculative buyers are practically the only buyers on the market, and the coming is to be gained by holding property at high prices with the view of disposing of it to individual buyers.

Recent land transactions have pretty well demonstrated the fact that the individual buyer has practically disappeared from the market. Neither builders nor dealers are alarmed at the heavy building program which has been mapped out.

It is believed Washington's rapid growth is creating a demand for homes which will more than take care of the supply of residences that will be on the market in the spring.

SIX NEW HOUSES FOR THE HEIGHTS

Because all of eleven he built were sold before a sample house could be gotten ready James Martin is preparing to partially duplicate the operation.

The houses which were sold are located on Euclid, between Eleventh and Twelfth streets northwest. The ones to be built, which will be duplicates, costing in the neighborhood of \$7,000, will be erected at Nineteenth and Monroe streets.

Belt, O'Brien & Co. sold the Martin houses, which brought in a total of \$81,200. The two corner houses brought \$4,700, while the other seven sold for \$5,570.

The new operation will consist of six houses of the corner-house type in the Euclid street operation. Mr. Martin intends commencing their construction at an early date, with the view of having them on the market by spring.

REAL ESTATE FIRM IS LAUNCHED HERE

Granville C. Bradford and George E. Weigle, two well-known young Washington business men, have organized a real estate firm, with offices at 908 Fourteenth street. Mr. Bradford is a son of Ben B. Bradford, a prominent local real estate dealer. Mr. Weigle is a son of Morris A. Weigle, who is connected with the National Tribune and Globe Printing Company.

RESIDENCES AND APARTMENT IN WEEK'S DEALS



Row of Eleven Houses on Euclid Street, Sold Before Completion.

PROVES POPULARITY OF THE APARTMENTS

Hermitage, Just Now Being Completed, Is Good Illustration.

If there has been any doubt as to the security of the local apartment house market for investment, some recent operations have tended to dispel it. An example of this is afforded by the Hermitage, one of Washington's newest apartment houses, which is located at 1117 Vermont avenue.

The Hermitage is just now receiving its finishing touches, and all but two of its eighteen apartments have been rented. It is a safe wager that the building will be entirely rented by the time it is completed.

Harry Wardman built the Hermitage, and Mrs. Charlotte Dailey owns it. Mrs. Dailey intends holding it as an investment, as she believes its location assures it of being filled always with tenants. The structure extends through from Vermont avenue to Fourteenth street.

Architect A. H. Beers is the designer. The building is four stories high, being constructed of brick and stone. The apartments contain two and three rooms, with baths. On the second floor, a large space is reserved for two offices and two stores, which is not connected with the rest of the building. The construction of the building was commenced last June.

ELLASTON TERRACE LOTS WELL LIKED

Several sales of property and the construction of a number of houses have produced considerable activity recently in real estate at Ellaston Terrace. A real estate office has been opened by John L. Knapp, and indications point to operations becoming steadily more extensive.

The sewer pipes are being laid in West Woodbridge on Irving street, between Twenty-fourth and Twenty-fifth streets, and by March 1 it is expected the sewer will be available on every lot in the section.

In connection with the opening of his office, Mr. Knapp has sold a house and lot on Twenty-second street, in Sherwood, to E. R. Rudd, and another house and lot on the same street to Thomas E. Mellow.

He has under construction five houses on Kearney street, in Sherwood, and is now completing plans for the construction of a six-room house in Ellaston Terrace, to be completed by May 1.

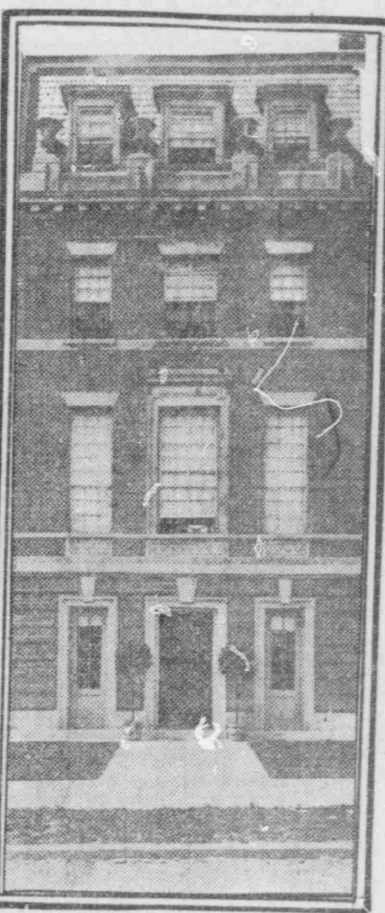
G. P. BICKFORD BACK IN THE CAPITAL CITY

Former Washingtonian Will Open Property at Takoma Park.

Having lived out of Washington seventeen years, Gershon P. Bickford has returned to this city to enter the real estate business.

Mr. Bickford has looked over the field and decided that Takoma Park offers as many inducements in the real estate line as any other suburban section. He has fitted up an office in Takoma Park on Lamond street, at the end of the Elmer line.

Since leaving Washington, Mr. Bickford has made his home in New Hampshire.



Residence Purchased by Charles D. Voorhis.

CHARLES VOORHIS BUYS RESIDENCE

Home Formerly Owned by Edgar D. Shaw, of The Times.

Charles D. Voorhis, of New York city, has purchased the residence of Edgar D. Shaw at 2602 Connecticut avenue. The transaction was closed through the office of Davis & Finley, the consideration being approximately \$15,000.

Mr. Shaw, formerly a general manager of The Times, has moved to Philadelphia to become general manager of the Frank A. Munsey newspapers. Mr. Voorhis, an attorney of New York city, will make his home in Washington after the first of next month, and will practice before the District bar.

The Shaw residence, which is located just across the Connecticut avenue bridge, is one of three which were built in that locality three years ago by Clarke Waggaman. They were among the first dwellings to be erected immediately across the new bridge, one of them being at present occupied by Mr. Waggaman. Mr. Shaw purchased the house two years ago. It is a four-story brick and stone structure.

DOCTORS AID TEMPERANCE.

OMAHA, Oct. 23.—Addressing the National Woman's Christian Temperance Union convention here on "Medical Temperance," Mrs. Martha M. Allen, superintendent of that department, said that the growth of temperance sentiment among the medical profession had been remarkable. The use of alcoholic liquors in hospitals, she said, had become very small compared with several years ago.

Completed in time for the spring market, along with the Mattingly and Osborne tracts residences. The buildings in this operation will cost on an average of \$3,750. The entire valuation is placed at \$410,000.

All of the dwellings have been designed by Architect A. H. Beers.

In view of the fact that the firm of Shannon & Luchs disposed of nearly two million dollars' worth of property in the Mattingly tract during the past year, for Harry Wardman, this firm has been made the exclusive agent of Mr. Wardman to handle the new operations.

HAWAII ATTRACTS RUSSIANS.

HONOLULU, Oct. 23.—W. W. Perelstous, an immigration agent, who accompanied Inspector Atkinson to Manchuia in his search for Russian immigrants, today declared that 500,000 Russian peasants want to come to Hawaii.

A STATEMENT BY INSPECTOR LAFAMME

Charles Laflamme, Chief of the Bureau of Criminal Investigation of the Lowell police department and one of the best-known detectives in New England, having had over twenty years' experience in his profession, gladly gives the following testimony: "I am subject to colds in the winter, and I find immediate relief by taking Father John's Medicine. It gives me strength and keeps me well. My little daughter is croupy at times and a spoonful of the Medicine relieves her at once. My wife would not be without it in the house." Father John's Medicine builds you up and tones up the system. Not a patent medicine—50 years in use.

Intersection of Wide Avenue and Two Other Streets

There are two corner houses, two semi-detached houses, one corner of alley, and three inside houses—all on a wide avenue one square from Lincoln Park—14th, B, and Mass. Ave. S. E.

The prices are much lower than you would expect to find in houses of this character.

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PLAN RURAL HOUSE FOR R. S. WOODWARD

Three Magnificent Country Residences to Be Erected Next Spring.

Three magnificent country residences, one to be the property of Dr. Robert S. Woodward, president of the Carnegie Institute, and the other two of H. M. Nichols, president of the Citizens' Banking Company of Oil City, Pa., are to be built this spring in Montgomery county, Md., fronting on the old Georgetown pike.

The houses are to be constructed on two big estates, one composed of ninety-two acres, which has just been purchased by Dr. Woodward, and the other of eighty acres, lying immediately south of Dr. Woodward's property, which was purchased a short time ago by Mr. Nichols.

Both sales of the land were made through the Soule Realty Company. Dr. Woodward's land is opposite the estate of John Joy Edison, and was formerly owned by Judge Barbour, of Toledo, Ohio.

Dr. Woodward's home is to be constructed of stone, and will be one of the handsomest residences in Montgomery county. The grounds are to be laid off by a landscape gardener.

A large force of laborers is now at work on the Nichols' estate, grading and beautifying the land. The two residences to be erected on this property will be for the use of Mr. Nichols and his son.

APARTMENT HOUSE CHANGES OWNERS

For a consideration said to be \$5,000, Mrs. Maria H. Becker has sold the two-story apartment building at 1221 Otis place, between Twelfth and Thirteenth streets, to Miss Anella H. Ottenburg, who will hold it as an investment. The building has two suites, each of five rooms. It has a twenty-three-foot frontage. Willige, Gibbs & Daniel made the sale.

Harry L. Slater has bought, through Willige, Gibbs & Daniel, from Mrs. Helen M. Lauman, the three-story dwelling at 1731 North Capitol street. It is understood the consideration in the transaction was \$4,500. The property will be held as an investment.

Willige, Gibbs & Daniel have sold a lot on Jefferson street, Brightwood Park, for Diller E. Groff to Charles W. Endicott, who intends erecting a handsome residence upon it. The consideration was \$1,825. The lot has a frontage of fifty feet by a depth of some 150 feet.

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Just a few doses will regulate your out-of-order Kidneys.

A real surprise awaits every sufferer from kidney or bladder trouble who takes several doses of Pape's Diuretic. Misery in the back, sides or loins, sick headache, nervousness, rheumatism pains, heart palpitations, dizziness, sleeplessness, inflamed or swollen eyelids, lack of energy and all symptoms of out-of-order kidneys simply vanish. Uncontrollable urination (especially at night), smarting, offensive and discolored water and other bladder misery ends.

The moment you suspect kidney or urinary disorder, or feel any rheumatic, begin taking this harmless medicine, with the knowledge that there is no other remedy, at any price, made anywhere else in the world, which will effect so thorough and prompt a cure as a fifty-cent treatment of Pape's Diuretic, which any druggist can supply.

It is needless to feel miserable and worried, because this unusual preparation goes at once to the out-of-order kidneys and urinary system, distributing its cleansing, healing and strengthening influence directly upon the organs and glands affected, and completes the cure before you realize it.

Your physician, pharmacist, banker or any mercantile agency will tell you that Pape, Thompson & Pape, of Cincinnati, is a large and responsible medicine concern, thoroughly worthy of your confidence.

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